

TRANSFER
TAX
PAID

WARRANTY DEED

Know All Men By These Presents

030633

That **Mainely Rental, Inc.**, a Maine corporation, with a place of business in the Town of Oakland in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by **Linda Keniston-Dubocq**, of Fairfield, Maine, and whose mailing address is 18 Silver Street, Fairfield, ME 04937, the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Linda Keniston-Dubocq heirs and assigns forever, certain real estate in the City of Waterville, County of Kennebec and State of Maine, described as follows, to wit:

The Units known and designated as Unit Two and Unit Three in Building #2 in NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat and Plans by A.E. Hodsdon, Consulting Engineers, entitled "New Horizons" Professional Office Condominiums and filed in the Kennebec County Registry of Deeds in Plan File E-87062 thru E-87064 and Plan File E-88166 and by Rowe & Wendell, Surveyors, and John Whipple Architects in Plan Files E-90273 thru E-90277. Specific reference is made to the NEW HORIZONS PROFESSIONAL OFFICE CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated May 12, 1988, and recorded in said Registry in Book 3346, Page 105 and re-recorded in Book 3362, Page 33, and amendment thereto, dated August 5, 1988 and recorded in the Kennebec County Registry of Deeds, Book 3602, Page 203 and re-recorded in Book 3407, Page 265, and an amendment dated September 6, 1990 and recorded in said Registry in Book 3844, Page 71 and the same are incorporated by reference herein. The aforesaid Plat and Plans are Exhibit C to the Declaration.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being a portion of the premises acquired by Mainely Rental, Inc. by Warranty Deed from Richard W. Banks dated November 29, 1994 and recorded in the Kennebec County Registry of Deeds in Book 4813, Page 7. Reference is made to an agreement between New Horizons Realty and Management Corporation, New Horizons Professional Office Unit Owners Association, Richard W. Banks, and other interested parties to change the right of way across the common land, which agreement is dated September 20, 1990 and recorded in the Kennebec County Registry of Deeds in Book 3796, Page 317.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Linda Keniston-Dubocq, her heirs and assigns, to her and her use and behoof forever.

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AND it does COVENANT with the said Grantee, her heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Mainely Rental, Inc. has caused this instrument to be executed this 25th day of November, 1997.

Signed, Sealed and Delivered
in the presence of

Mainely Rental, Inc.

Catherine L Roberts
Witness

By: Sharon D Banks
Sharon D. Banks
Its President

STATE OF MAINE
County of Kennebec, ss.

Dated: November 25, 1997

Personally appeared the above-named Sharon D. Banks, President of Mainely Rental, Inc., and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of Mainely Rental, Inc.

Before me,

Catherine L Roberts
Notary Public

CATHERINE L. ROBERTS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 8, 1999

RECEIVED KENNEBEC SS.
97 DEC -1 AM 9:00

ATTEST: Theresa R. Munn
REGISTER OF DEEDS